

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Doodson Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/12/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Howgate Ct ELTHAM 3095	\$1,425,000	09/10/2021
2	3 Quentin Way ELTHAM 3095	\$1,390,000	11/12/2021
3	38 Onkara Ct ELTHAM 3095	\$1,350,000	14/12/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/03/2022 16:23



4 3 2

Property Type: House

Land Size: 814 sqm approx

Agent Comments

Comparable Properties



21 Howgate Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,425,000

Method: Private Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 789 sqm approx



3 Quentin Way ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,390,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 838 sqm approx



38 Onkara Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 14/12/2021

Rooms: 7

Property Type: House (Res)

Land Size: 797 sqm approx